

MINUTES  
TOWN OF GROTON  
HISTORIC DISTRICT COMMISSION  
SEPTEMBER 2, 2014 - 7:00 P.M.  
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

Members Present: Moriarty, Everett, Kimenker, Brady, Somers  
Alternates Present: Brewer, Levenson  
Absent:  
Staff: Quinn, Galetta

Chairperson Moriarty called the meeting to order at 7:01 p.m.

MOTION: To waive the reading of the hearing procedure.

Motion made by Somers seconded by Moriarty, so voted unanimously.

Brady read the call of the hearing.

I. PUBLIC HEARINGS

HDC 14-40 – 233 High Street; Mark Bancroft, owner/applicant; Stairs and arbor. PIN #261918311934 – Continued

Mark Bancroft, owner of 233 High Street, presented to the Commission regarding the removal of existing concrete stairs on his house. He has replaced them with a landing and stairs made of wood. Staff noted at the previous meeting that a railing system is required because of the number of steps going up to the landing. The applicant has added a railing to the stairs comply with code. The applicant also noted that he has decided to paint the steps porch white.

The following exhibits were presented:

- Photographs

Chairperson Moriarty asked for comments in favor or against and there were none. The public hearing was closed at 7:10 p.m.

HDC 14-41 – 15 Elm Street; Gates Realty Holdings LLC owner; Russell Sergeant, applicant; Renovations. PIN #261918206963

Architect Rusty Sergeant of Mystic and Brian Gates, President of Gates Realty Holdings LLC and the owner of 15 Elm Street, presented to the Commission. The original house was built in 1860 and is located directly across from Mystic-Noank Library. Sergeant explained that in 1998 a Special Permit was granted to convert what was an apartment house at the time into a Bed & Breakfast. However, due to financing issues the group was not able to follow through with the plan. The current owner is proposing a 7-room B&B with an owner suite. Significant restoration will be done on the exterior with work around the roof tops, balustrades, friezes, and exposure of a pulley mechanism. The applicant reviewed the plans for a number of items being proposed such as: a street sign, fencing around a transformer on the street and a trash enclosure, exterior lighting, a second floor balcony, screening for roof top air conditioning units, a brick retaining wall, a new handicap entrance in the rear with iron

railings to mirror the railings in front. The existing porte-cochère is not wide enough or adequate enough for use as a main entrance. The main entrance will be moved to the rear of the building with an open deck and handicap access to main entrance. A window will also be added to the main entrance. Most of the driveway will be new with crushed stone or gravel and square blue stone pavers near the house. The number of steps will be reduced because of the grade. The parking area will have 6 canopy lights with arc as well as gooseneck lights over the rear door. The plan is to preserve the existing exterior lights where possible. The applicant also noted that building code and fire code modifications to allow for low railings and narrow doorways have been obtained.

The following exhibits were presented:

- Elevation drawings
- Photographs
- Site Plan
- Floor Plan

Chairperson Moriarty asked for comments in favor or against.

Joseph Spillane, 147 High Street, made a statement about Bed & Breakfasts in residential areas.

The public hearing was closed at 7:35 p.m.

HDC 14-42 – 147 High Street; Joseph Spillane, owner; Scribners Kitchen & Bath Designs, applicant; Replace window. PIN #261918311099

Jim Moran, owner of Scribners Kitchen & Bath Designs, and Joseph Spillane, owner of 147 High Street, presented to the Commission regarding the replacement of an existing bathroom window. The window is in the shower area and therefore must be replaced with safety glass to meet building code. The window is custom and will be vinyl clad. The total dimension of the window is 28” x 33”. The trim will not be replaced but the sashes will be taken out. The replacement window will be six over six with mullions between the glass. The applicant will do some research and try to find a replacement window with exterior applied mullions.

The following exhibits were presented:

- Photographs
- Window specs

Chairperson Moriarty asked for comments in favor or against and there were none. The public hearing was closed at 7:45 p.m.

The public hearing portion of the meeting was closed at 7:45 p.m.

## II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 14-40 – 233 High Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Kimenker seconded by Everett, so voted unanimously. Issued Certificate of Appropriateness #1958

HDC 14-41 – 15 Elm Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Kimenker seconded by Everett, so voted unanimously. Issued Certificate of Appropriateness #1959

HDC 14-42 – 147 High Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Kimenker seconded by Everett, so voted unanimously. Issued Certificate of Appropriateness #1960

### III. PRE-APPLICATION HEARINGS

David Johnson, owner of 21 West Mystic Avenue, appeared before the Commission regarding a shed he would like to install in the back of his property. The location will be approximately 210 feet from road. He is proposing putting a 10' x 12' shed in the back corner of his property. His preference is for a vinyl sided shed with horizontal clapboards. The other option is a composite siding that is vertical which the homeowner would paint to match the house.

Marshall Yudin, President of Steamboat Wharf Condominium Association, appeared before the Commission specifically regarding Building #3. The Association, which is in the process of painting and repairing the building, discovered that a common entrance deck is separating from the building. An engineer has been consulted, and although he is not concerned about the safety of the deck, it was decided that it would be best to add supports. An additional footing and 6 x 6 support will be added to the bracket of the deck along with a 3/16<sup>th</sup> cable that will run from one corner of the deck and attach to the building.

### IV. PUBLIC COMMUNICATIONS

Staff noted a memo from Town Attorney Michael Carey regarding a series of court decisions.

### V. APPROVAL OF THE MINUTES OF August 19, 2014

MOTION: To approve the minutes of August 19, 2014.

Motion made by Moriarty, seconded by Levenson, 3 in favor, 0 opposed, 2 abstentions (Somers, Kimenker). Motion passed.

### VI. OLD BUSINESS – None

### VII. NEW BUSINESS – None

### VIII. ADJOURNMENT

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Motion to adjourn at 8:11 p.m. made by Kimenker, seconded by Brady, so voted unanimously.

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Todd Brady, Secretary  
Historic District Commission

Prepared by Lynda Galetta, Office Assistant II